069.0	0004	0023.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,400 /	781,400
					USE VALUE:	781,400 /	781,400
					ASSESSED:	781,400 /	781,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHILLIPS KEVIN P/ TRUSTEE
Owner 2:	ELAINE J MONTGOMERY REVOCABLE
Owner 3:	TRUST
Street 1:	769 PLAIN ST SUITE J
Street 2:	
Twn/City:	MARSHFIELD
St/Prov:	MA Cntry Own Occ: N
Postal:	02050 Type:

PREVIOUS OWNER

Owner 1:	PHILLIPS KEVIN P/ TRUSTEE -
Owner 2:	ELAINE J MONTGOMERY IRREVOCABL -
Street 1:	6 KIMBALL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6197.000	350,100	7,200	424,100	781,400
Total Card	0.142	350,100	7,200	424,100	781,400
Total Parcel	0.142	350,100	7,200	424,100	781,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.88 /Parcel: 385.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44473

GIS Ref

GIS Ref

Insp Date 11/18/18

!5964!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	350,100	7200	6,197.	424,100	781,400		Year end	12/23/2021
2021	101	FV	339,600	7200	6,197.	424,100	770,900		Year End Roll	12/10/2020
2020	101	FV	339,600	7200	6,197.	424,100	770,900	770,900	Year End Roll	12/18/2019
2019	101	FV	267,900	7200	6,197.	393,800	668,900	668,900	Year End Roll	1/3/2019
2018	101	FV	267,900	7200	6,197.	393,800	668,900	668,900	Year End Roll	12/20/2017
2017	101	FV	267,900	7200	6,197.	345,400	620,500	620,500	Year End Roll	1/3/2017
2016	101	FV	267,900	7200	6,197.	315,100	590,200	590,200	Year End	1/4/2016
2015	101	FV	252,900	7200	6,197.	278,700	538,800	538,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:04:24

LAST REV

Date	Time
10/08/20	15:50:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5964

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHILLIPS KEVIN	75602-387	1	9/14/2020	Convenience	1	No	No		
MONTGOMERY-STRU	56696-588		4/5/2011	Convenience	1	No	No		
MONTGOMERY ELAI	25632-54		9/5/1995		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2005	374	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Meas/Inspect	CC	Chris C
12/12/2008	Meas/Inspect	345	PATRIOT
10/7/1999	Meas/Inspect	266	PATRIOT
7/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44473
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6197		Sq. Ft.	Site		0	70.	0.98	12									424,138						424,100	

Total AC/HA:	0.14226	Total SF/SM:	6197	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,138	Spl Credit		Total:	424,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16851854
Const Adj.:	0.99989998
Adj $ / SQ:	157.734
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475694
Depreciation:	125583
Depreciated Total:	350111

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

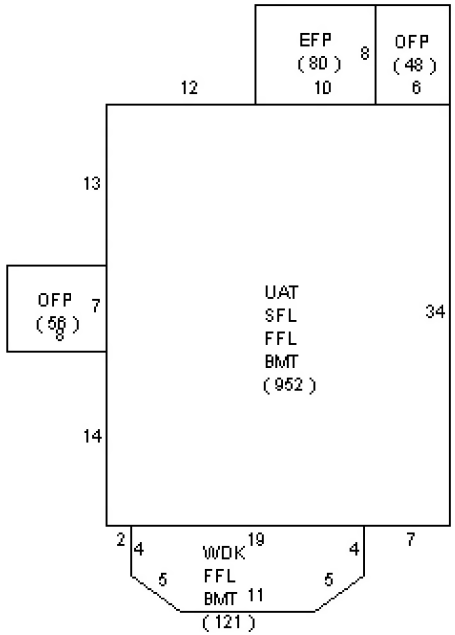
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.73
Special Features:	0	Val/Su Net:	96.15
Final Total:	350100	Val/Su SzAd	172.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,073	47.320	50,775
FFL	First Floor	1,073	157.730	169,249
SFL	Second Floor	952	157.730	150,163
UAT	Upper Attic	238	63.090	15,016
WDK	Deck	121	14.260	1,726
OFP	Open Porch	104	32.360	3,366
EFP	Enclos Porch	80	61.250	4,900
	Net Sketched Area:	3,641	Total:	395,195
Size Ad	2025	Gross Area	4355	FinArea 2025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	G	GD	1925	26.97	T	30	101			7,200			7,200

More:	N	Total Yard Items:	7,200	Total Special Featues:		Total:	7,200

IMAGE

AssessPro Patriot Properties, Inc